



## 14 Jepson Street, Darwen

**£65,000, Chain free!**

This stone faced mid terrace property is situated in the sought after location of Belgrave and Bold Venture with pleasant outlooks to the front. The property presents a renovation project for CASH buyers only. Briefly comprises; entrance vestibule, hall, sitting room, spacious living room, a separate basic kitchen, first floor; two double bedrooms and a three piece bathroom. Externally there is an enclosed yard to the rear and the property overlooks landscaped areas to the front. Benefits from gas central heating and PVC double-glazed windows. It is within walking distance to Bold Venture Park and easy access on to the surrounding Darwen moors. Viewing recommended for investors.

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## 14 Jepson Street, Darwen

### LOCATION

From Darwen town centre leave on Bolton Road A666 turning right onto Radford Street, turn right again onto Chapel Street. Turn second left onto Cobden Street and the property is on the right hand side.

### TEUNURE

To be advised

### ACCOMMODATION

#### ENTRANCE VESTIBULE

PVC front door, glazed door through to;

#### HALLWAY

Radiator

#### SITTING ROOM

12' 1" x 10' 9" (3.68m x 3.28m) Measurements into recess. PVC double-glazed window, radiator, stone effect fireplace

#### LIVING ROOM/DINING ROOM

14' 5" x 11' 9" (4.39m x 3.58m) Measurements into recess. PVC double-glazed window, tiled fireplace, gas fire, fitted storage cupboards

#### KITCHEN

7' 8" x 6' 2" (2.34m x 1.88m) Basic units including stainless steel single drainer sink unit, electric point for cooker, PVC double-glazed window, PVC exterior door

#### FIRST FLOOR

Landing

#### BEDROOM 1

14' 5" x 12' 2" (4.39m x 3.71m) Measurements into recess. PVC double-glazed window, radiator, built in cupboard

#### THREE PIECE BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, built in cupboard, PVC double-glazed window

#### BEDROOM 2

13' 6" x 7' 7" (4.11m x 2.31m) Maximum measurement. PVC double-glazed window, radiator

#### OUTSIDE

Enclosed yard to rear

#### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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